

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
CLEMENTS CROSSING HOMEOWNERS ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

CLEMENTS CROSSING HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Clements Crossing;
- (2) the name of the Association is Clements Crossing Homeowners Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Fort Bend County, Texas, as follows:
 - (a) Clements Crossing, Section One, under Plat No. 20170255;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Pearland Place, under Clerk's File No. 2018115822;
- (5) the name and mailing address of the Association is:
 - (a) Clements Crossing Homeowners Association, Inc., c/o Sterling Association Services, Inc.-Corporate, 6842 North Sam Houston Pkwy West, Houston, Texas 77064;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - (a) Sterling Association Services, Inc.-Corporate, 6842 North Sam Houston Pkwy West, Houston, Texas 77064;
 - (b) (832) 678-4500;
 - (c) servicedesk@sterlingasi.com;
- (7) The Association's website address is: www.sterlingasi.com;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Transfer Fee - \$220.00;
- (b) Resale Certificate - \$125.00;
- (c) Refinance Fee - \$50.00;
- (d) Rush Fee - \$50.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

[SIGNATURE BLOCKS FOLLOW]

By: [Signature], on behalf of
Sterling Association Services, Inc.-Corporate, Managing Agent for
Clements Crossing Homeowners Association, Inc.

Becky Salinas
Print Name

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BEFORE ME, the undersigned authority, on this day personally appeared Becky Salinas, of Sterling Association Services, Inc.-Corporate, Managing Agent for Clements Crossing Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this 9th day of September, 2021.
[Signature]
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste 350
Houston, Texas 77024

